



A presentation by:

Dr. Thomas A. Lifvendahl

Board Member: Burleigh BID #27

1st Vice President and Board Member: Sherman Park Community Association

Contact: tlifven@wi.rr.com

PPT available at: www.drtoamlifvendahl.com

What is a Neighborhood Improvement District (NID)?

Affected Stakeholders

- Directly affected by NID:
 - Resident home owners living in Sherman Park
 - Resident landlords owning, living, and renting in Sherman Park
 - Absentee landlords owning rental properties as investments but not living in Sherman Park



Stakeholders cont'd

- Indirectly affected by NID:
 - Renters living in Sherman park
 - Renters (potential NID grantees) seeking home ownership in Sherman Park
 - Organizations seeking to influence the Sherman Park community

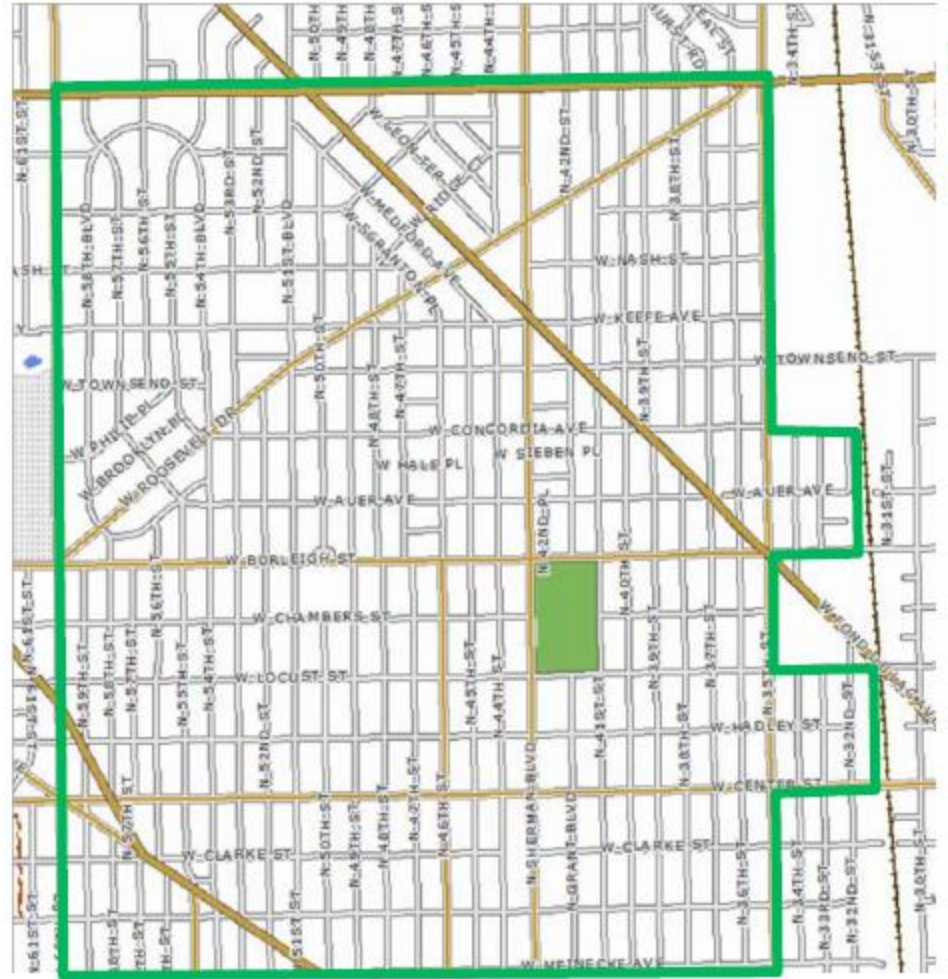


Purpose of PPT

- Define the similarities of the BID/NID concept as a vehicle for community improvement
- Clarify for the Sherman Park Community how residents can work together to enhance their lived environment
- Examine the varied interests that are motivated to react to the NID proposal

NID District Boundaries

- North: Capital Drive
- South: Meinecke Ave
- East: 30th Street
- West: 60th Street



What is a Neighborhood Improvement District (NID)?

- Definition
 - Property owners in a designated area of the city raise capital to create a pool of money directed to funding improvements in residential housing and the local lived environment.
- What is the NIDs primary feature?
 - All monies raised by the community *are directly invested in* the community.

What benefits are provided by a NID to you and your community?

- Funds generated by this assessment are used to:
 - Provide *home improvement grants*: 55% of the budget
 - Foster homeownership through *down payment assistance grants*: 15% the budget
 - Support *community improvement grants*: 10% of the budget

How is the NID administered?

- NID governance is by an independent board composed of property owners in partnership with city government
 - Management through the Board to dispense monies
 - Membership on the Board is proportionally represented
 - All previous stakeholders are represented

NID Administration cont'd

- Reason for the Board to use an agency like SPCA:
 - Audit and evaluate effectiveness of program
 - Hire and supervise a paid coordinator/housing specialist who reports to the independent NID Board.
 - Funding for this position is 17.5% of the total budget.
 - Administrative costs beyond the coordinator comprise 2.5% of the budget.

What is a Business Improvement District (BID)?

- Definition
 - **Commercial Property owners** in a [designated area] voluntarily collect annual assessments that are spent on streetscape, marketing, recruitment and other projects to enhance the local business environment.
 - Source:
<http://city.milwaukee.gov/BusinessToolbox.htm#Tools5>

What are the benefits in service provided to the business community by the BID?

- Common services include but are not limited to:
 - Street cleaning
 - Security improvement
 - Façade/streetscape enhancements
 - Pedestrian and parking improvements
 - Marketing
 - Other collective actions not articulated above

What advantages are provided by a BID to the local business community?

- A BID provides supplemental services to a local area beyond those provided by City Government
- The BID collaborates with local business organizations, city government, and business owners to enhance the business environment in order to increase in profitably operations



How is the BID administered?

- BID governance is by a quasi-governmental board composed of a combination of property owners, businesses owners, and select individuals
 - Management of the BID entails the hiring of a paid administrator who reports to the Board
 - Budget allocations for staff and administration costs are included

Conclusions

- A BID and a NID are essentially the same:
 - Each is governed by a **Board** responsible to its stakeholders
 - Each utilizes **taxes** or **assessments** to fund its work
 - Each requires **auditing** and professional **administration** of those funds
 - Each seeks to **improve** the lived environment for those who benefit from its services
 - Each seeks to **increase** investment **values** and personal **profitability**

Sherman Park Neighborhood Improvement District

Estimated Budget

Assumptions

Estimated Residential Housing Units in Sherman Park	13,000
Less Exempt & Delinquent Property	10%
Approximate Number of Assessed Housing Units	11,700

NID Income

Assessment per Unit	\$	50
Aggregate Assessment for District	\$	585,000

NID Expenditures

	Amount	Percentage
Home Improvement Grants	\$ 321,750	55.0%
Home Creation / Downpayment Assistance Grants	\$ 87,750	15.0%
Community Improvement Grants	\$ 58,500	10.0%
SP NID Coordinator & Housing Specialist	\$ 102,375	17.5%
Administrative and Miscellaneous	\$ 14,625	2.5%
Total	\$ 585,000	100%

Critical Questions for the Proposed NID

- The vetting of the NID requires the following questions be addressed:
 - What is the appropriate size for home improvement grants and the number of times any given property owner can access them?
 - What are the qualifications (income, etc.) for the grantee to meet for funding?
 - What are the attributes of community improvement projects that meet the needs of Sherman Park?
- Who benefits, for what reason, and to whose purpose?

Next Stage

- Public meetings are held over a period to time to assess community support
- Residents surveyed as part of the NID process
- Time frame for completion of planning 1+ years

Remember: This is a democratic, transparent process in which all community voices are heard. No one seeks to dominate the discussion.